

9 HISTORIC RESOURCES

Brigham City is one of the top historic communities in Utah. Its significance is unrivaled in the development of Utah. In March of 1851, William Davis and several families started farming this area around the Box Elder Creek. As more settlers arrived, Brigham Young could see the need for an organized town. In October 1853, Young gave his trusted friend, Lorenzo Snow, the assignment to select 50 families to take with him to build the community. By 1855 most of these families had arrived. The city was platted in 1856. The first buildings constructed were a courthouse in 1855 and a grist mill in 1856. Small businesses like a cabinet shop and a water-powered saw mill were established.

In 1865, Lorenzo Snow asked all Brigham City merchants and tradesmen to unite their businesses for the common good. The purpose was to provide jobs for everyone and to make the community self-sustaining. Most supported the request, and on December 7, 1865, the Co-op was formed. Its official name in 1870 was the Brigham City Mercantile and Manufacturing Association.

The first Co-op business was a mercantile store and the first industry was a tannery. The cooperative grew quickly in the 1870s adding such departments as a woolen factory, a boot and shoe factory, a planing mill, a dairy, a carpentry department, a butchery, a saw mill, and brick and adobe yards. When Brigham Young began promoting the United Order movement throughout Utah in 1874, Brigham City became the model because of its outstanding cooperative system.

The city's Co-op met its demise in the late 1870s when a series of disasters occurred. The first was crop failure from drought and grasshoppers, the second was the destruction of the woolen factory by fire, the third was the loss of a sawmill in Marsh Valley, Idaho, and the fourth was an unfair penalty of \$10,200 levied by the federal government for their use of local currency.

The Co-op factories were sold and the economy returned to the private enterprise system. By the early 1880s businesses were appearing along Main Street and the central business district was established by 1900. This is an anomaly because most towns started with a central business district. Brigham City started with a couple Co-op outlet stores near the center of town, but its main trade buildings were factories located along the Box Elder Creek in the east part of town.

Brigham City became an important agricultural area by 1900 and specialized in fruit growing. In 1910 the population was 4,000, and its industries included a new cement plant north of town, a knitting factory, a flour mill, and two remnants of earlier days- a woolen mill and a planing mill. In 1942, at the beginning of World War II, the government built a massive army hospital complex which was a major boost to the economy. People from various backgrounds came to work or be treated at Bushnell Army Hospital and then stayed in Brigham City and merged with the descendants of the Mormon settlers. After Bushnell closed, the facility housed the Intermountain Indian School from 1950 to 1984, with its staff and students adding more cultural diversity to the citizenry.

Brigham City has a rich and diverse history and many architectural treasures have survived to support this legacy. Three early factories, a granary, a mercantile store and scores of pioneer homes attest to the importance of the settlement period. The downtown area has significant historic buildings which at one time provided goods and services for a rural fruit growing and farming community. The Intermountain Properties still have a few of the original 60-buildings from the Bushnell Hospital complex. Careful planning and consideration should be focused on all historic buildings in the city. One of Brigham City's greatest resources is its heritage and historic architecture.

9.1 RELEVANT CORE PRINCIPLES

Core Principle:	
1	OVER-ARCHING: Growth in Brigham City is essential and desirable to maintain our economic vitality and provide homes and employment for our children. A well-crafted, publicly-supported General Plan should seek to improve the quality of life for current and future residents, while recognizing the challenges associated with growth and change.
1b.	Promote well-designed and attractive neighborhoods that are safe and desirable to live in.
2	ECONOMIC: Brigham City desires to grow a healthy and diverse economy to provide quality, higher-paying jobs that provide career advancement opportunities to residents, and allow residents and young adults to stay in the community.
2b	Promote Brigham City as a popular regional center for tourism and recreation.
2b6	Improvement of downtown commercial viability by attracting residents, tourists, and visitors to quality retail locations, cultural events, business activities, and mixed-use residential living areas.
6	LAND DEVELOPMENT: Brigham City seeks to maximize its development opportunities through efficient use of land.
6d	Proactively evaluate and change public policy to create incentives for infill and redevelopment of deteriorating neighborhoods and commercial zones.
7	HERITAGE & AESTHETICS: Protect Brigham City's Environmental and Cultural and Historic heritage for future generations by preserving critical natural and historic lands, and valued cultural and architectural sites.
7c	Identify heritage landmarks including historic buildings and landscapes

9.2 HISTORIC RESOURCE GOALS

9.2.1 GOAL: New Structures in Historic Areas Should Be Compatible with Historic Structures

In the old plat, the appearance of new structures should meet basic standards for compatibility.

SIDEBAR: In these areas, property values have increased sensitivity to the effects of incompatible appearance.

9.2.1.1 Policy: Ensure Basic Historic Compatibility of Appearance

Implementation

- A. Expand the Heritage Site Overlay or create a new Old Plat Historic Overlay to apply to residential zones in the Old Plat. Modify or Create the overlay to address design compatibility of new structures and additions with historic structures. The overlay should address the following elements.
 - 1. Garage doors should be further from the public street than the plane of the rest of the front façade. Garage door area should be secondary in size or visible area to the rest of the front façade. *For example, 40% or less of the front façade*
 - 2. Window and door openings should be similar in size and orientation (vertical or horizontal) to openings on historic buildings and should take up about the same percentage of the overall facade as those on surrounding historic buildings.
 - 3. Roof Shape. The roof shape of a building shall be visually compatible with the surrounding structures and streetscape. Unusual roof shapes, pitches, and colors are discouraged.

9.2.2 GOAL: Ensure compatible scale of new construction in historic areas

9.2.2.1 POLICY: New multi-family construction should not be significantly larger in visible scale or visible density than existing structures.

Implementation

- A. Create an Old Plat Historic Overlay Zone or modify the Heritage Overlay Zone to require multi-family construction in Multiple-Residential Zones to look like single-family homes.
- B. Suggested zoning modifications may include, but not necessarily be limited to, the following standards for Multiple Unit construction:
 - 1. One entrance visible from the public street
 - 2. One driveway visible from the public street
 - 3. Institute a bulk-plane setback to reduce the visual size of a building from a passerby.

A bulk-plane setback is an imaginary line that governs the maximum height of a building. For example, a bulk-plane would state that a building's height must fall under an imaginary lining moving toward the sky at a 45% angle, stretching away from the street, and starting at 35' in height at the required front yard setback (say 25'). Thus, further away from the street the building's height could get larger up to the current maximum height allowed by the underlying zone. The net affect is a building that looks smaller to somebody walking or driving by.

9.2.3 GOAL: Encourage Private Rehabilitation of Historic Structures

9.2.3.1 POLICY: Allow levels of Adaptive Reuse significant enough to encourage private historic rehabilitation

Implementation

- A. For historic buildings, whose primary construction occurred before World War II, utilize a new Old Plat Overlay zone or expand and modify the Heritage Site Overlay to modify the underlying zone by adding additional permitted land uses.
- B. Uses to consider adding as permitted include but are not limited to the following:
 - 1. Office space incidental to primary land use (such as residential)
 - 2. Second dwelling unit
 - 3. Retail space incidental to primary land use (such as residential)The current Heritage Overlay zoning allows all uses to be conditional, but the time, uncertainty and money or expertise needed to negotiate a conditional use discretionary process many discourage landowners from rehabilitating their property.
- C. Utilize the Universal Building Code of Conservation, if not currently in practice.



Poorly maintained Single-family home



Reused for: law firm; bed & breakfast; duplex

